

Division: Engineering

Member: Tim Welch
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Project Name: The Aqua Toy Store
1701 E. Sunrise

Case #: 3-ZR-02

Date: 8/13/02

Comments :

1. A sidewalk shall be provided from existing walk on Sunrise Boulevard north to limits of Property on N.E. 17 Terrace and N.E. 17 Avenue. Detail P1.1 from Engineering Department's Construction Standards and Specifications provides that this walk of five (5) feet width is to be placed on owner's side of property where a forty (40) foot right of way is platted.
2. The back out oriented parking along N.E. 17 Avenue must be removed to install new sidewalk and regrade the swale for stormwater compliance. This regrading and sidewalk is also required on N.E. 17 Terrace where no sidewalk exists. The walks shall be installed from Sunrise Boulevard north to the property limits. These sidewalks shall be installed per Detail P1.1 of the Engineering Departments Construction Standards and Specs.
3. Insufficient stacking area is provided for at each of the entrances. A twenty-two (22) foot clear stacking area is required at the entrance from N.E. 17 Terrace. A forty-four (44) foot stacking area is required from Sunrise Boulevard since it is a Broward County Trafficway, pursuant to Section 47-20 of the City's Code of Ordinances.
4. A type II loading zone is required for this use. Please design on 12 X 45 ft. loading zone with adequate access on site, not compromising circulation on Sunrise Boulevard.
5. The site geometry indicated on survey and site plans demonstrates that the parking spaces and drive aisles do not comply with the minimum geometric requirements found in Section 47-20.11.
6. Additional review of the number and placement of parking spaces shall be required following the resolution of the many circulation and geometric requirements will be required to satisfy the City Ordinances.

7. Provide more information about the operation of the display area . The access on Sunrise Boulevard provides staff with concerns about safe and orderly circulation, compromised visibility for vehicles requiring entry or exit to or from Sunrise Boulevard, and may be impacted by the additional need for a loading zone and that operation. The site plan requires further analysis for confirmation that circulation is not compromised.
8. Portions of the display area are within areas that must remain clear for sight triangles. The two locations that require improved visibility are at the north east corner of N.E. 17 Terrace and Sunrise Boulevard where a 25 X 25 ft. clear triangle is required and at the entrance from Sunrise Boulevard where a 10 X 10 ft. clear triangle is required.
9. Curbing shall be installed at this two locations so that vehicles are not displayed in these locations at any time in the future.
10. Dead end parking zones, or compromised internal circulation shall be corrected with placement of additional turn around spaces, pavement markings and signage, etc.

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: The Aqua Toy Store

Case #: 3-ZR-02

Date: 8-13-02

Comments:

- 1) Flow test required prior to DRC approval.
- 2) Fire sprinkler system may be required at permit if NFPA 101- 2000, 36.3.5.1 applies. The applicant is invited to disprove this assumption prior to DRC approval.
- 3) Civil plan required showing location of fire main, hydrant, DDC, and FDC in as far these items apply due to the above requirements.
- 4) The floor plan appears to not comply with 36.2.4 of NFPA 101, 2000 This can be corrected at permit phase.

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Anthony Family Ltd. Partner/
The Aqua Toy Store

Case #: 3-ZR-02

Date: August 13, 2002

Comments:

No apparent interference will result from this plan at this time.

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name:
Anthony Family Ltd. Partner/The Aqua
Toy Store

Case #: 3-ZR-02

Date: 8/13/02

Comments:

1. Landscape buffer requirements for the “display area” of the vehicular use area do not appear to be met. Shade trees do not have to be located in this area, but continuous buffer screening needs to be provided.
2. Retroactive buffer-yard requirements apply as this property abuts residential property on the north.
3. All peninsula islands to contain a tree.
4. It appears that additional trees would be required to meet minimum site requirements.
5. Indicate any utilities that would affect proposed planting on the Landscape Plan.
6. Identify any existing trees on site.

Division: Planning

Member: Angela Csinsi
828-5984

Project Name: Anthony Family Ltd. Partner/
The Aqua Toy Store

Case #: 3-ZR-02

Date: August 13, 2002

Comments:

Request: Site Plan Level IV to rezone RMM-25 to CB with allocation of flex for addition of boat sales operation/1701 E. Sunrise Blvd.

1. The area proposed to be rezoned cannot be rezoned to B-1 due to restrictions on land with residential land use. Discuss whether CB or X-P zoning designation would be more appropriate.
2. Rezoning requests require approval from the Planning & Zoning Board and City Commission. Separate application and fee is required for Planning & Zoning Board review.
3. A ten-foot bufferyard is required along the rear property line abutting residential property (ULDR Sec. 47-25.3.d). No parking shall be located within twelve feet of the property line.
4. Provide a narrative stating how this project meets the neighborhood compatibility requirements of ULDR Sec. 47-25.3.A.
5. Provide five-foot sidewalks along NE 17 Terrace and NE 17 Ave.
6. Discuss the curb and gutter requirements on NE 17 Terrace and NE 17 Avenue with engineering representative.
7. The outdoor display area must comply with ULDR Sec. 47-19.9.A.3. The existing wall shall be increased by 1½ feet or removed and replaced with a 6½ -foot wall. Decorative features are required on the residential side.
8. Label adjacent zoning districts on site plan. Also, correct the streets on the location map and site plan; errors exist.
9. Show location of existing street barrier on site plan.
10. Provide a copy of the most current recorded plat and amendments, for the proposed site.
11. Additional comments may be forthcoming at DRC meeting.

Division: Police

Member: Det. C. Cleary-Robitaille
954) 828-6419

Project Name: Anthony Family, Ltd./
The Aqua Toy Store

Case #: 3-ZR-02

Date: 08/13/02

Comments:

The Aqua Toy Store building is an existing business. It has been in operation since January, 2002.

Large luxury boats are being displayed on boat trailers in the parking area east of the building. The site is protected only by a four foot chain-linked fence. I spoke with the manager and voiced concerns regarding the overnight theft of any number of these boats.

The manager stated they have a CCTV system that covers the entire yard, and that the system is monitored 24 hours a day. The people monitoring the system have the capability of speaking to anyone who accesses the yard . He stated that so far, the system has proven to be effective in deterring theft.

The manager also stated that the building is protected by impact-resistant security film, accompanied by a glass-breaking sensor system. He stated they have not had any break-ins since the business was opened.

Since the building and business are already in place, and there have been no apparent security problems, I do not have any additional recommendations at this time. If the business does start to have problems I would ask that they contact the police department for assistance in upgrading the physical security of the building and the parking area.

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Anthony Family, Ltd./The Aqua Toy
Store

Case #: 3-ZR-02

Date: 08/13/02

Comments:

1. Discuss requirement for additional right of way dedication with Engineering representative.
2. Buffer yard requirements of Section 47-25.3 applies where the nonresidential abuts residential zone and use property. A five (5) foot height masonry wall with decorative features, a twelve (12) foot landscape buffer where parking is adjacent to residential and light fixtures shall not cause glare onto the residential zone or use property.
3. Barge wire is prohibited pursuant to Section 47-19.5.
4. Parking data for watercraft sales is calculated incorrectly. The most stringent applies. 1/250 sq ft gfa of building + 1/2000 sq ft of outdoor display + 2 per service bay equals a total requirement of 48 spaces pursuant to Section 47-20.2 Table 1. Provide a 12' x 45' loading zone.
5. Indicate zoning districts adjacent to the proposed development site.
6. A portion of the watercraft display area is location in the required twenty-five (25) foot sight triangle.
7. Light fixtures, Dumpster enclosure and metal awning shall comply with the required setbacks.
8. Provide a photometric lighting plan that complies with Section 47-20.14 prior to final DRC review.
9. Provide design details for buffer wall pursuant to the design requirements of Section 47-19.5.
10. Signs shall comply with Section 47-22.
11. Two handicap parking spaces required and shall comply with the Florida Accessibility Code.
12. Additional comments may be forth coming at the DRC Meeting.